



# Amesbury

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William Scott  
Director Office of Community and Economic Development  
City Hall  
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Mr. Scott,

The former Microfab facility located at 104 Haverhill Road faced bankruptcy in 1987 and the property was abandoned after the Massachusetts Department of Environmental Protection (MA DEP) cited the owner/operator for numerous environmental violations. Since that time and in accordance with M.G.L. Chapter 21 E MA DEP took the lead role in investigating and containing site contamination issues at the property. The City has been fortunate that MADEP has been performing this function even though funding has always been an issue during the 25 year history of this site. To provide you with background to how we have arrived at this point I have attached a general overview of the environmental work on the property to date.

The next step to achieve remediation and cleanup will be having the site come under the jurisdiction of EPA through the EPA Superfund Program. To accomplish this step the EPA will be working with the City of Amesbury and MA DEP to propose Microfab to the National Priorities List (NPL). EPA has completed its due diligence to confirm that this is a logical course of action and has the concurrence of MA DEP. This option is available because the property is an abandoned hazardous waste site having no responsible party for which MA DEP or EPA can legally press to assume the cleanup responsibility. The City has not foreclosed on the property and as such the City is not a responsible party as defined by MA DEP or EPA.

Amesbury is approaching this project as partner to bring this blighted property back into a productive reuse. EPA is providing the City with resources to educate, inform, and manage this process. The issues related to this site should not have lingered this long. We need to address these longstanding projects and work cooperatively with the talented teams at the State and Federal level toward securing solutions for our residents.

My background and experience (see attached), especially with EPA Superfund, will serve to provide the liaison experience necessary to assist with the next steps. Through technical oversight and public outreach I will work with the EPA toward achieving the required milestones.

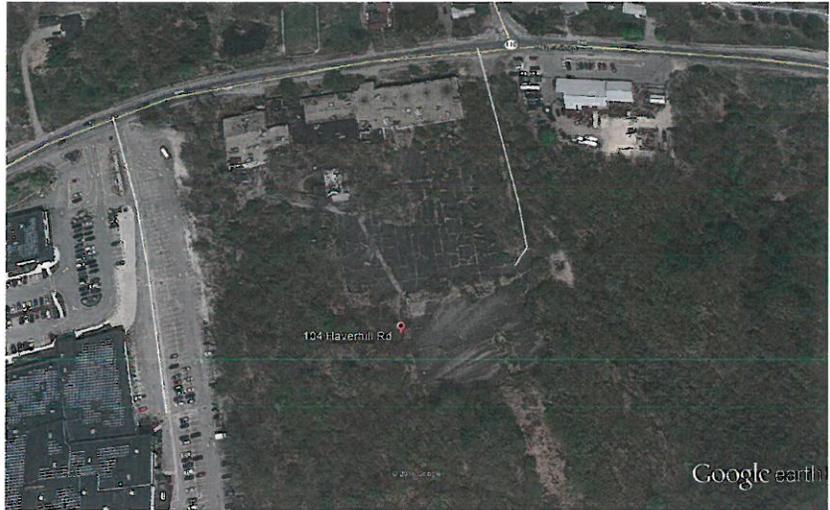
Sincerely,

Thomas Barrasso  
Director Energy & Environment

## Microfab General Background

The City understands the following facts about the Microfab property ("Site"):

- The property located at 104 Haverhill Road was the location of a high-tech manufacturing operation known as Microfab;
- The property was occupied in 1950. Sigtrans occupied the property until 1967 and manufactured and machined metal parts on the premises. Microfab, Inc. owned and occupied the site from 1967 through 1987 manufacturing printed circuit boards. The building was expanded in the mid-1960s and again in the late 1970s. .
- In 1984 EPA issued a Notice of Responsibility advising Microfab of its responsibility to perform an assessment and to clean up the property. A Remedial Site Investigation was performed and the site was a Confirmed Priority Hazardous Waste Disposal Site by MADEP.
- Technically, Microfab is still the owner of record but closed and filed bankruptcy in October 1987 and the property was abandoned by the owner/operator Property is approximately 13.8 acres with a building of 89,000 square feet
- The property at 104 Haverhill Road is located in an area zoned as 100% industrial but there are concerned neighbors both commercial and residential nearby. An abutting commercial neighbor is Boston North Properties with a part of their property being contaminated by the down gradient flow. Across the street are residential homes and businesses.
- Back taxes owed the City of Amesbury are in excess of \$800,000. The City of Amesbury has been and is actively engaged in trying to find development opportunities for the parcel;
- In 1999, two appraisals were authorized. The Boston Valuation Group estimated the value of the Microfab property "as if clean" at \$1,250,000 while Peterson/LaChance Realty Advisors estimated the "as if clean" value at \$800,000.
- The City of Amesbury applied to MassDevelopment for that agency to conduct a brownfields cleanup of the property in 2009.
- The City of Amesbury has not taken the property through tax foreclosure or eminent domain and is not the current owner of the property. Therefore the property is truly abandoned; and
- The City has taken steps to secure the property from trespass and has worked with MA DEP and EPA to stabilize immediate environmental concerns at the site.
- In 1990, under MA DEP conducted a Phase II Site Assessment and Risk Characterization. This resulted in a ground water treatment system designed, installed, and maintained by DEP.
- 2001 Phase II Comprehensive Site Assessment prepared by TRC
- 2003 Remediation Feasibility Study prepared by Woodard & Curran
- The study estimated the costs for additional investigation, and soil, groundwater and sediments remediation to be between \$1.5 to \$3.5 million



- 2005 Ecological Risk Assessment prepared by Woodard & Curran
- 2007 Phase III Site Assessment (Appears to have been conducted for property abutter Wayne Capalupo by TRC)
- MA DEP has a 21E lien on the property for over one million dollars resulting from its Brownfield studies and pump and treat system
- The responsibility for the economic development of the property will be with the City and the need to understand how to move forward, even as these efforts unfold is paramount.
- Securing the property is a major concern as the building is collapsing and has been vandalized as it has been unoccupied for 20+ years. Haverhill Road is the City of Amesbury's named portion of State Route 110 which is the secondary route from Haverhill to Amesbury and is serviced by the Merrimack Valley Regional Transportation Authority with their regional bus line #51. This means the property has high visibility to residents, and visitors.

### **Tom Barrasso Applicable Experience**

Mr. Barrasso is an environmental professional with a career spanning nearly 30 years. He has held positions at executive levels in the private sector, municipal, state, and federal government executing projects and programs involving specialized environmental consulting, and the development and execution of environmental policy. He brings to this project an in-depth knowledge of regulatory affairs at all government levels and working relationships with MA DEP and EPA. His skills lead to successful support of environment and investigations and remediation projects all leading to successful economic and redevelopment. He has an extensive background with the EPA beginning in 1988 with the Superfund Program and the Hazard Ranking System (HRS). He has worked on numerous EPA sites across the country with every EPA Region. His work has led to the successful listing of hazardous waste sites onto the EPA National Priorities List (NPL). Between 2001 and 2006 he prepared the HRS packages for two very complex sites in New England for EPA Region 1, they were the Former Chlor-Alkali Facility Berlin, NH and the Olin Chemical Site Wilmington, MA. Working on complex sites with multiple stakeholders and bringing them back to productive reuse is a specialty for him. His portfolio of sites includes working on such landmark properties such as the Former Modern Electroplating Site in the City of Boston's Dudley Square neighborhood. This site won the Phoenix Award for excellence in Brownfield Redevelopment. He has authored and presented trainings for EPA and state staff through training courses offered by EPA Headquarters in Washington, DC and taught a course on the reuse of contaminated properties at the University of Virginia.